068.0	0003	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,051,000	/	1,051,000
USE VALUE:	1,051,000	/	1,051,000
ASSESSED:	1,051,000	/	1,051,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON SANDRA ANN TRS-ETAL
Owner 2:	M/T SAXON REALTY
Owner 3:	
Street 1:	1026 MASS AVE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1920, having primarily Clapboard Exterior and 3630 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7443.000	600,700		450,300	1,051,000
Total Card	0.171	600,700		450,300	1,051,000
Total Parcel	0.171	600,700		450,300	1,051,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.53 | /Parcel: 289.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43535

GIS Ref

GIS Ref

Insp Date 10/12/18

!5871!

PREVIOUS ASSESSMENT

Parcel ID 068.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	600,700	0	7,443.	450,300	1,051,000		Year end	12/23/2021
2021	111	FV	600,700	0	7,443.	450,300	1,051,000		Year End Roll	12/10/2020
2020	111	FV	570,300	0	7,443.	450,300	1,020,600	1,020,600	Year End Roll	12/18/2019
2019	111	FV	481,600	0	7,443.	450,300	931,900	931,900	Year End Roll	1/3/2019
2018	111	FV	481,600	0	7,443.	302,300	783,900	783,900	Year End Roll	12/20/2017
2017	111	FV	452,500	0	7,443.	289,500	742,000	742,000	Year End Roll	1/3/2017
2016	111	FV	452,500	0	7,443.	263,700	716,200	716,200	Year End	1/4/2016
2015	111	FV	409,000	0	7,443.	212,300	621,300	621,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:54:19

LAST REV

Date	Time
04/16/19	15:09:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1036-84		10/1/1987		300,000	No	No		Y

USER DEFINED

Prior Id # 1:	43535
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/1998	180	Alterati	20,000	C				RAISE 2ND FL TO AT

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	PH	Patrick H
4/20/2009	Measured	197	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	277	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7443		Sq. Ft.	Site		0	70.	0.86	11									450,304						450,300	

Total AC/HA:	0.17087	Total SF/SM:	7443	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total: 450,304	Spl Credit	Total: 450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	4	Total:	4
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.93925619
Const Adj.:	0.98990101
Adj $ / SQ:	130.168
Other Features:	209000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	737996
Depreciation:	137267
Depreciated Total:	600728

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	4	HB	

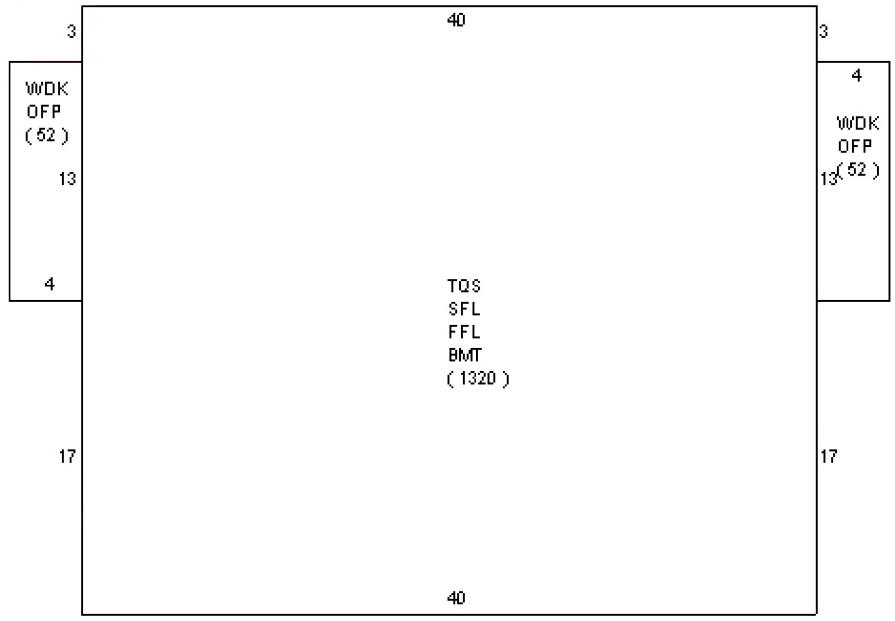
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
2	1	1	M
Totals			
4	10	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.17
Special Features:	0	Val/Su Net:	116.46
Final Total:	600700	Val/Su SzAd	165.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,320	39.050	51,546
FFL	First Floor	1,320	130.170	171,822
SFL	Second Floor	1,320	130.170	171,822
TQS	3/4 Story	990	130.170	128,866
OFP	Open Porch	104	32.040	3,332
WDK	Deck	104	15.460	1,608

Net Sketched Area:	5,158			Total:	528,996
Size Ad	3630	Gross Area	5488	FinArea	3630

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc